HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: January 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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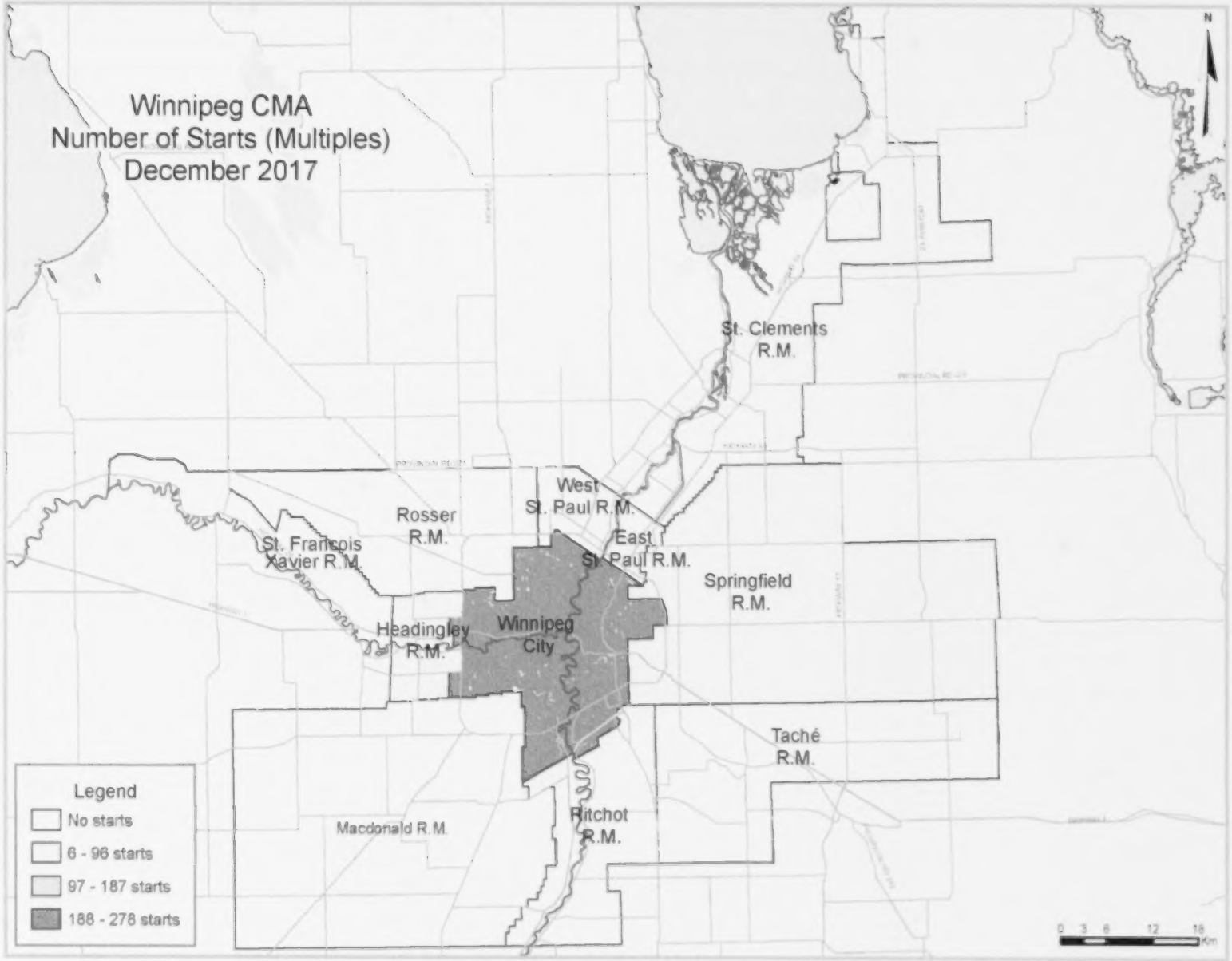
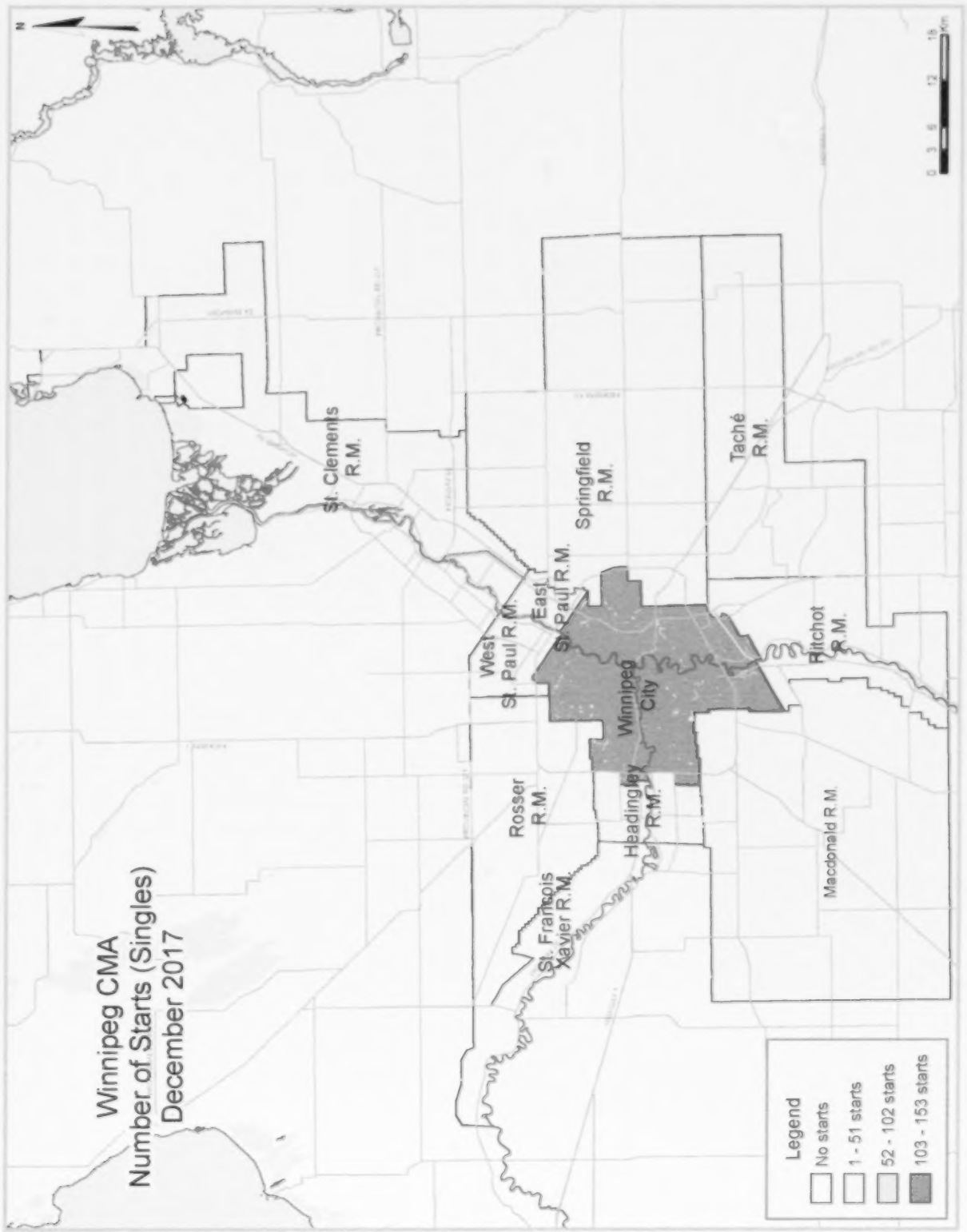
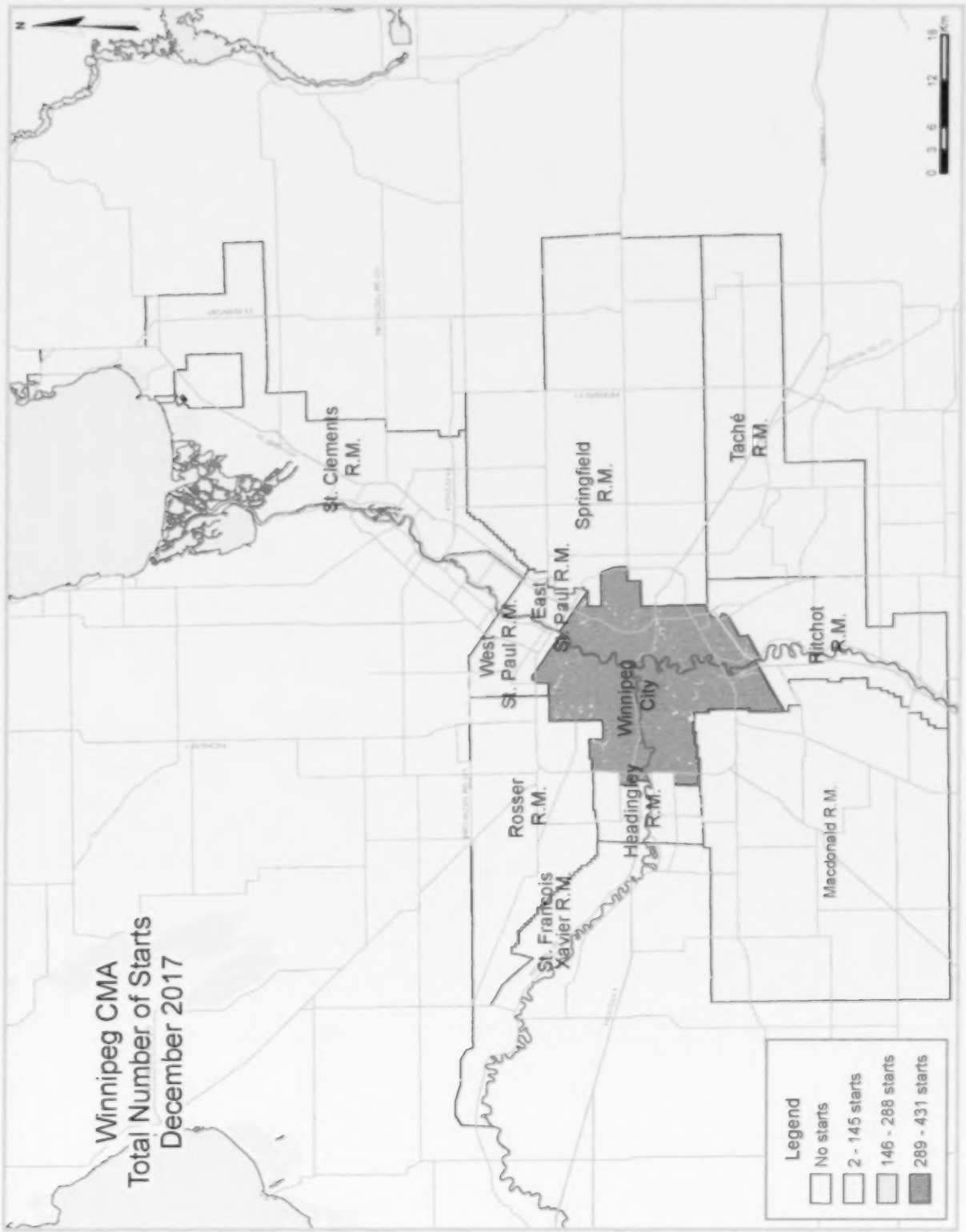
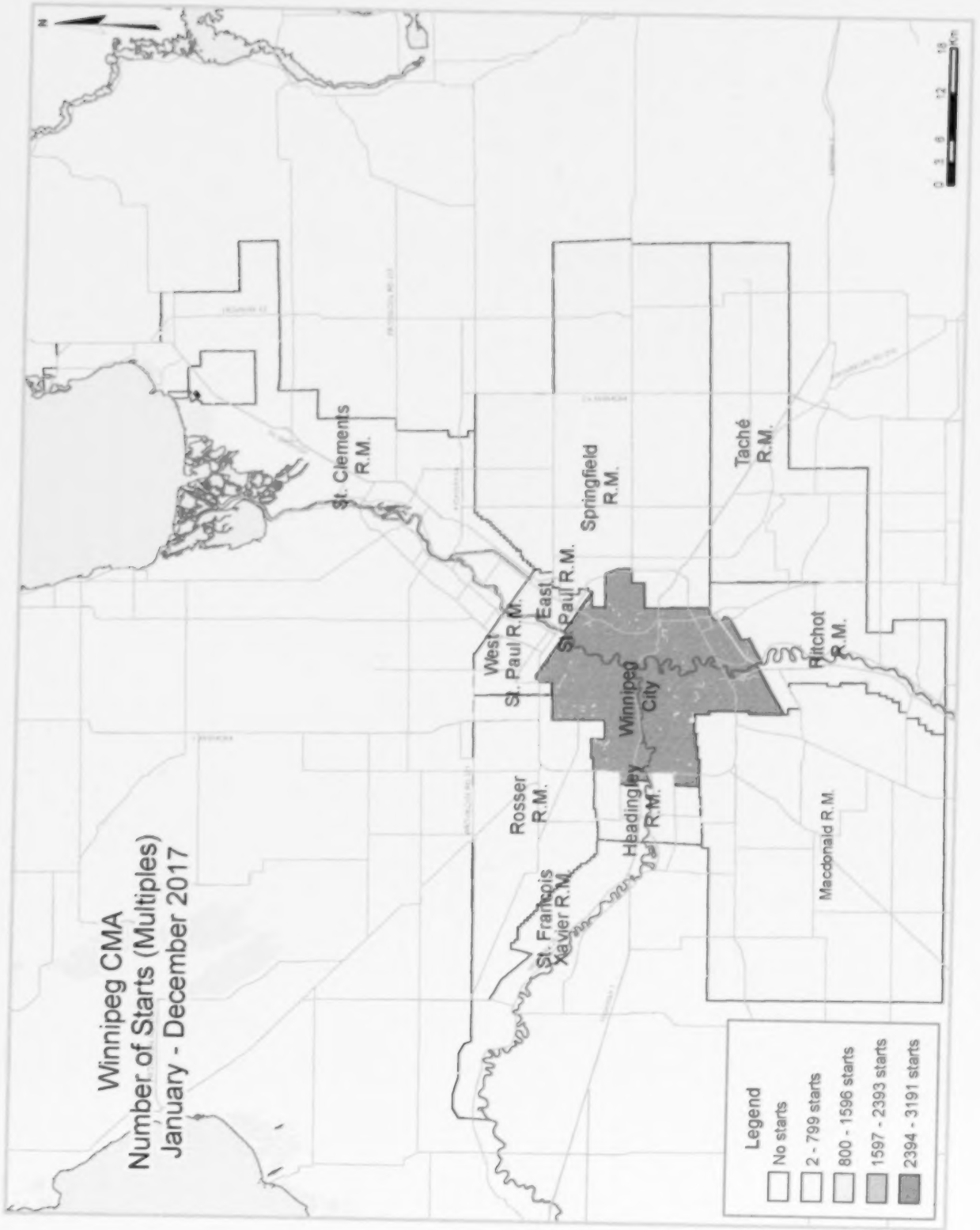
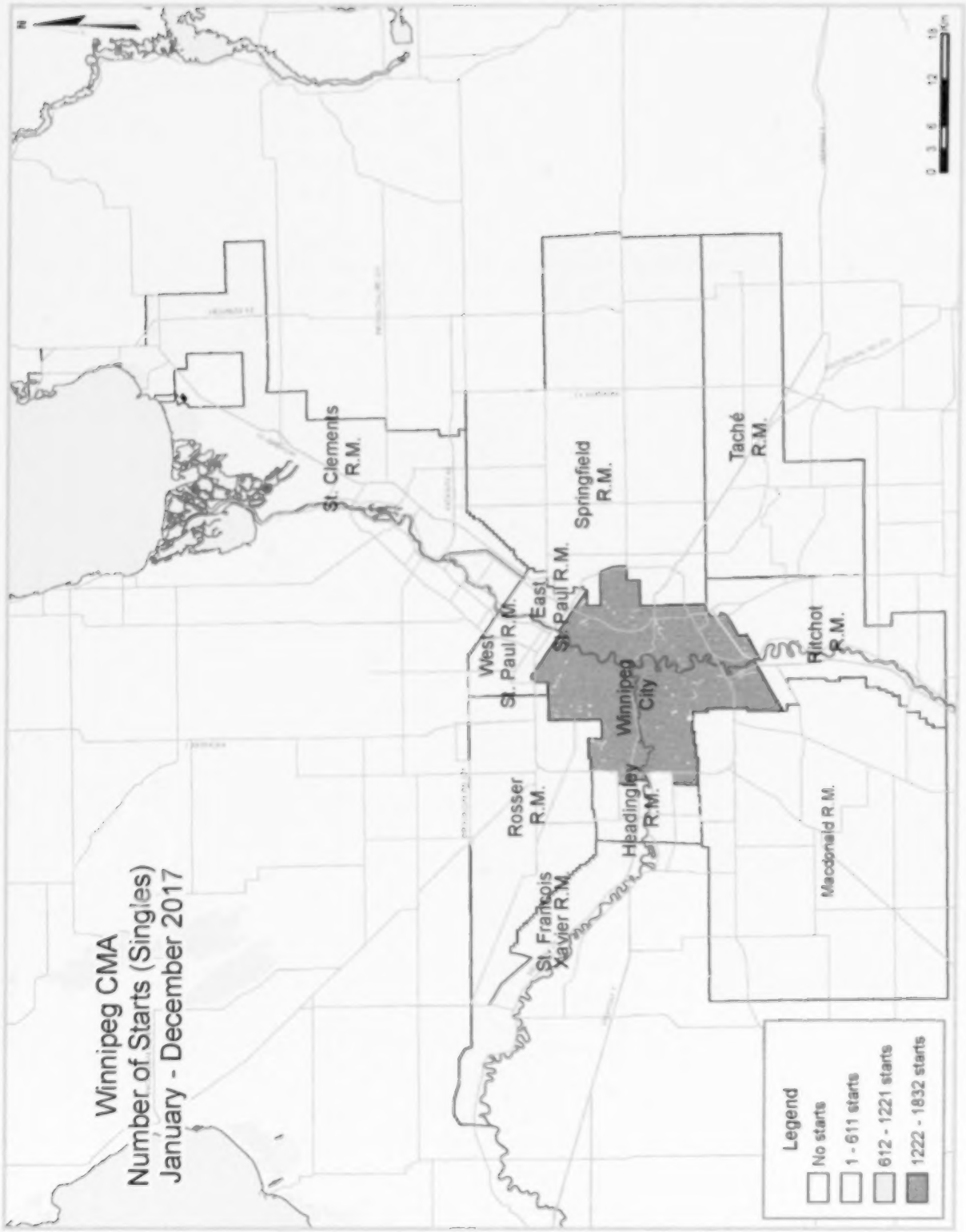
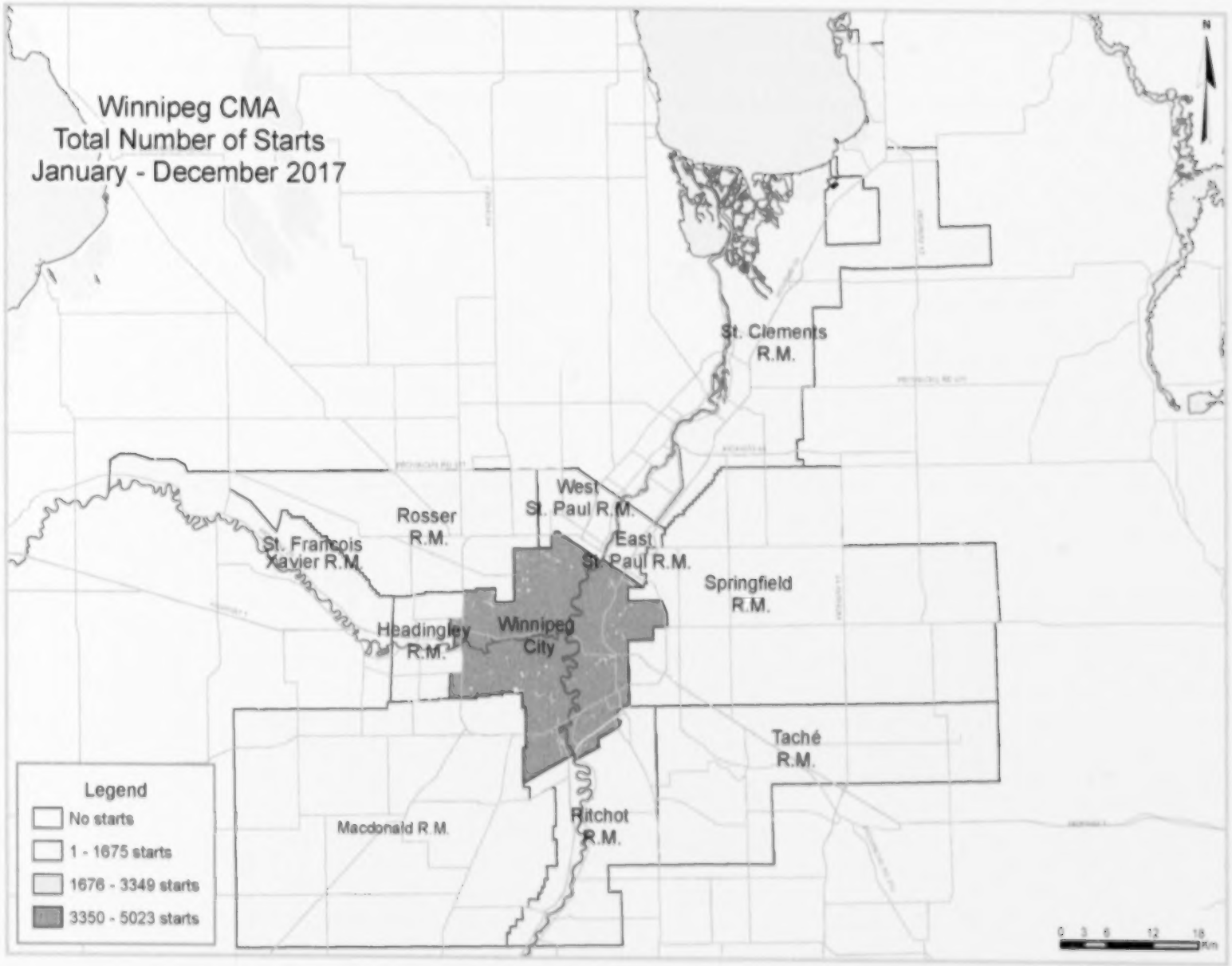

Winnipeg CMA
Number of Starts (Multiples)
December 2017
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
6 - 96 starts
97 - 187 starts
188 - 278 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
December 2017
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 51 starts
52 - 102 starts
103 - 153 starts


Winnipeg CMA
Total Number of Starts
December 2017
Legend
No starts
2 - 145 starts
146 - 288 starts
289 - 431 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
N
0 3 6 12 18 km


Winnipeg CMA
Number of Starts (Multiples)
January - December 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 799 starts
800 - 1596 starts
1597 - 2393 starts
2394 - 3191 starts


Winnipeg CMA
Number of Starts (Singles)
January - December 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 611 starts
612 - 1221 starts
1222 - 1832 starts


Winnipeg CMA
Total Number of Starts
January - December 2017
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
1 - 1675 starts
1676 - 3349 starts
3350 - 5023 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2017		
Winnipeg CMA[1]	November 2017	December 2017
Trend[2]	4,721	4,861
SAAR	5,389	6,423
	December 2016	December 2017
Actual		
December - Single-Detached	130	181
December - Multiples	100	322
December - Total	230	503
January to December - Single-Detached	1,858	2,272
January to December - Multiples	2,196	3,349
January to December - Total	4,054	5,621

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2017	181	30	0	0	86	80	14	104	503
December 2016	130	16	0	0	0	52	0	32	230
% Change	39.2	87.5	n/a	n/a	n/a	69.2	n/a	**	118.7
Year-to-date 2017	2,270	406	7	2	512	1,292	107	1,025	5,621
Year-to-date 2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	22.4	120.7	0.0	-33.3	82.9	141.9	18.9	-6.9	38.7
UNDER CONSTRUCTION									
December 2017	1,355	286	3	0	370	1,431	120	1,556	5,121
December 2016	1,059	108	4	3	228	682	64	1,840	3,988
% Change	28.0	164.8	-25.0	-100.0	62.3	109.8	87.5	-15.4	28.4
COMPLETIONS									
December 2017	182	30	0	0	12	8	0	467	699
December 2016	183	22	0	0	18	30	7	319	579
% Change	-0.5	36.4	n/a	n/a	-33.3	-73.3	-100.0	46.4	20.7
Year-to-date 2017	1,968	222	6	5	311	397	52	1,376	4,337
Year-to-date 2016	1,776	232	4	6	232	736	153	1,455	4,594
% Change	10.8	-4.3	50.0	-16.7	34.1	-46.1	-66.0	-5.4	-5.6
COMPLETED & NOT ABSORBED									
December 2017	245	34	6	1	37	154	n/a	n/a	477
December 2016	221	22	0	0	42	310	n/a	n/a	595
% Change	10.9	54.5	n/a	n/a	-11.9	-50.3	n/a	n/a	-19.8
ABSORBED									
December 2017	157	26	0	0	13	15	n/a	n/a	211
December 2016	156	16	0	0	28	168	n/a	n/a	368
% Change	0.6	62.5	n/a	n/a	-53.6	-91.1	n/a	n/a	-42.7
Year-to-date 2017	1,930	210	0	4	316	522	n/a	n/a	2,982
Year-to-date 2016	1,796	246	7	8	273	808	n/a	n/a	3,138
% Change	7.5	-14.6	-100.0	-50.0	15.8	-35.4	n/a	n/a	-5.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
December 2017	153	24	0	0	86	64	0	104	431
December 2016	108	16	0	0	0	52	0	32	208
East St. Paul R.M.									
December 2017	3	0	0	0	0	0	0	0	3
December 2016	3	0	0	0	0	0	0	0	3
Headingley R.M.									
December 2017	1	0	0	0	0	24	14	0	39
December 2016	5	0	0	0	0	0	0	0	5
MacDonald R.M.									
December 2017	10	0	0	0	0	0	0	0	10
December 2016	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
December 2017	3	0	0	0	0	0	0	0	3
December 2016	0	0	0	0	0	0	0	0	0
Rosser R.M.									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2017	3	0	0	0	0	0	0	0	3
December 2016	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2017	4	6	0	0	0	0	0	0	10
December 2016	0	0	0	0	0	0	0	0	0
Taché R.M.									
December 2017	2	0	0	0	0	0	0	0	2
December 2016	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
December 2017	2	0	0	0	0	0	0	0	2
December 2016	2	0	0	0	0	0	0	0	2
First Nations									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2017	181	30	0	0	86	88	14	104	503
December 2016	130	16	0	0	0	52	0	32	230

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
December 2017	1,085	274	0	0	370	1,393	99	1,535	4,756
December 2016	829	102	4	1	215	668	64	1,840	3,723
East St. Paul R.M.									
December 2017	31	0	0	0	0	0	0	0	31
December 2016	29	0	0	0	0	0	0	0	29
Headingley R.M.									
December 2017	20	0	0	0	0	24	21	0	65
December 2016	16	0	0	0	0	0	0	0	16
MacDonald R.M.									
December 2017	64	0	0	0	0	0	0	0	64
December 2016	42	0	0	2	9	0	0	0	53
Ritchot R.M.									
December 2017	40	0	0	0	0	14	0	0	54
December 2016	31	2	0	0	0	14	0	0	47
Rosser R.M.									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
December 2017	33	0	0	0	0	0	0	0	33
December 2016	25	0	0	0	0	0	0	0	25
St. Francois Xavier R.M.									
December 2017	3	0	0	0	0	0	0	0	3
December 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2017	33	12	3	0	0	0	0	21	69
December 2016	28	4	0	0	0	0	0	0	32
Taché R.M.									
December 2017	24	0	0	0	0	0	0	0	24
December 2016	25	0	0	0	4	0	0	0	29
West St. Paul R.M.									
December 2017	22	0	0	0	0	0	0	0	22
December 2016	33	0	0	0	0	0	0	0	33
First Nations									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2017	1,355	286	3	0	370	1,431	120	1,556	5,121
December 2016	1,059	108	4	3	228	682	64	1,840	3,988

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
December 2017	165	30	0	0	12	8	0	467	682
December 2016	149	20	0	0	18	30	0	319	536
East St. Paul R.M.									
December 2017	3	0	0	0	0	0	0	0	3
December 2016	7	0	0	0	0	0	0	0	7
Headingley R.M.									
December 2017	2	0	0	0	0	0	0	0	2
December 2016	0	0	0	0	0	0	7	0	7
Macdonald R.M.									
December 2017	5	0	0	0	0	0	0	0	5
December 2016	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	5	0	0	0	0	0	0	0	5
Rosser R.M.									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2017	2	0	0	0	0	0	0	0	2
December 2016	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2017	2	0	0	0	0	0	0	0	2
December 2016	9	2	0	0	0	0	0	0	11
Tache R.M.									
December 2017	1	0	0	0	0	0	0	0	1
December 2016	6	0	0	0	0	0	0	0	6
West St. Paul R.M.									
December 2017	2	0	0	0	0	0	0	0	2
December 2016	1	0	0	0	0	0	0	0	1
First Nations									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2017	182	30	0	0	12	8	0	467	699
December 2016	183	22	0	0	18	30	7	319	579

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
December 2017	195	33	2	1	35	152	n/a	n/a	418
December 2016	189	12	0	0	40	303	n/a	n/a	544
East St. Paul R.M.									
December 2017	7	0	0	0	0	0	n/a	n/a	7
December 2016	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
December 2017	11	0	0	0	0	0	n/a	n/a	11
December 2016	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
December 2017	10	1	0	0	2	0	n/a	n/a	13
December 2016	7	0	0	0	0	0	n/a	n/a	7
Ritchot R.M.									
December 2017	4	0	0	0	0	0	n/a	n/a	4
December 2016	1	0	0	0	0	1	n/a	n/a	2
Rosser R.M.									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
December 2017	7	0	0	0	0	0	n/a	n/a	7
December 2016	5	10	0	0	2	0	n/a	n/a	17
Tache R.M.									
December 2017	6	0	4	0	0	2	n/a	n/a	12
December 2016	7	0	0	0	0	6	n/a	n/a	13
West St. Paul R.M.									
December 2017	4	0	0	0	0	0	n/a	n/a	4
December 2016	2	0	0	0	0	0	n/a	n/a	2
First Nations									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
December 2017	245	34	6	1	37	154	n/a	n/a	477
December 2016	221	22	0	0	42	310	n/a	n/a	595

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
December 2017	141	26	0	0	13	15	n/a	n/a	195
December 2016	123	16	0	0	28	165	n/a	n/a	332
East St. Paul R.M.									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
December 2017	4	0	0	0	0	0	n/a	n/a	4
December 2016	5	0	0	0	0	0	n/a	n/a	5
Ritchot R.M.									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	7	0	0	0	0	0	n/a	n/a	7
Rosser R.M.									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
December 2017	2	0	0	0	0	0	n/a	n/a	2
December 2016	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
December 2017	3	0	0	0	0	0	n/a	n/a	3
December 2016	10	0	0	0	0	0	n/a	n/a	10
Tache R.M.									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	4	0	0	0	0	3	n/a	n/a	7
West St. Paul R.M.									
December 2017	3	0	0	0	0	0	n/a	n/a	3
December 2016	1	0	0	0	0	0	n/a	n/a	1
First Nations									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
December 2017	157	26	0	0	13	15	n/a	n/a	211
December 2016	156	16	0	0	28	168	n/a	n/a	368

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,270	406	7	2	512	1,292	107	1,025	5,621
% Change	22.4	120.7	0.0	-33.3	82.9	141.9	18.9	-6.9	38.7
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	% Change
Winnipeg City	153	108	26	16	84	0	168	84	431	208	107.2
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	1	5	0	0	14	0	24	0	39	5	**
MacDonald R.M.	10	4	0	0	0	0	0	0	10	4	150.0
Ritchot R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	0	6	0	0	0	0	0	10	0	n/a
Tache R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
West St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	181	130	32	16	98	0	192	84	503	230	118.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,832	1,501	394	188	571	295	2,226	1,621	5,023	3,605	39.3
East St. Paul R.M.	42	38	0	0	0	0	8	0	50	38	31.6
Headingley R.M.	31	18	0	0	42	42	24	0	97	60	61.7
MacDonald R.M.	111	76	2	2	0	6	0	0	113	84	34.5
Ritchot R.M.	61	47	0	4	0	0	14	14	75	65	15.4
Rosser R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Clements R.M.	42	37	0	0	0	0	0	0	42	37	13.5
St. Francois Xavier R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Springfield R.M.	76	60	16	14	3	6	21	0	116	80	45.0
Tache R.M.	47	43	0	0	4	4	24	0	75	47	59.6
West St. Paul R.M.	25	35	0	0	0	0	0	0	25	35	-28.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	2,272	1,858	412	208	620	353	2,317	1,635	5,621	4,054	38.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Winnipeg City	84	0	0	0	64	52	104	32
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	14	0	24	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	84	0	14	0	88	52	104	32

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	478	240	93	55	1,222	520	1,004	1,101
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	28	7	14	35	24	0	0	0
MacDonald R.M.	0	6	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	6	0	0	0	0	21	0
Tache R.M.	4	4	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	513	263	107	90	1,292	534	1,025	1,101

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Winnipeg City	177	124	150	52	104	32	431	208
East St. Paul R.M.	3	3	0	0	0	0	3	3
Headingley R.M.	1	5	24	0	14	0	39	5
MacDonald R.M.	10	4	0	0	0	0	10	4
Ritchot R.M.	3	0	0	0	0	0	3	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	4	0	0	0	0	3	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	0	0	0	0	0	10	0
Tache R.M.	2	4	0	0	0	0	2	4
West St. Paul R.M.	2	2	0	0	0	0	2	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	211	146	174	52	118	32	503	230

Table 2.5: Starts by Submarket and by Intended Market
January - December 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	2,218	1,666	1,708	783	1,097	1,156	5,023	3,605
East St. Paul R.M.	42	38	8	0	0	0	50	38
Headingley R.M.	31	25	52	0	14	35	97	60
MacDonald R.M.	113	74	0	10	0	0	113	84
Ritchot R.M.	61	51	14	14	0	0	75	65
Rosser R.M.	1	3	0	0	0	0	1	3
St. Clements R.M.	42	37	0	0	0	0	42	37
St. Francois Xavier R.M.	4	0	0	0	0	0	4	0
Springfield R.M.	95	74	0	6	21	0	116	80
Tache R.M.	51	43	24	4	0	0	75	47
West St. Paul R.M.	25	35	0	0	0	0	25	35
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,683	2,046	1,806	817	1,132	1,191	5,621	4,054

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	% Change
Winnipeg City	165	149	30	22	12	16	475	349	682	536	27.2
East St. Paul R.M.	3	7	0	0	0	0	0	0	3	7	-57.1
Headingley R.M.	2	0	0	0	0	7	0	0	2	7	-71.4
MacDonald R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Ritchot R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	2	9	0	2	0	0	0	0	2	11	-81.8
Tache R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
West St. Paul R.M.	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	182	183	30	24	12	23	475	349	699	579	20.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,575	1,406	220	276	317	265	1,729	2,191	3,841	4,138	-7.2
East St. Paul R.M.	40	44	0	0	0	0	8	0	48	44	9.1
Headingley R.M.	27	16	0	0	21	42	0	0	48	58	-17.2
MacDonald R.M.	90	60	4	0	7	0	0	0	101	60	68.3
Ritchot R.M.	52	32	2	4	0	6	14	0	68	42	61.9
Rosser R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Clements R.M.	34	67	0	0	0	0	0	0	34	67	-49.3
St. Francois Xavier R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Springfield R.M.	71	78	8	16	0	6	0	0	79	100	-21.0
Tache R.M.	47	37	0	0	8	4	24	0	79	41	92.7
West St. Paul R.M.	36	40	0	0	0	0	0	0	36	40	-10.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,975	1,784	234	296	353	323	1,775	2,191	4,337	4,594	-5.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Winnipeg City	12	16	0	0	8	30	467	319
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	7	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	12	16	0	7	8	30	467	319

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	288	170	29	95	377	736	1,352	1,455
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	21	42	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	6	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	6	0	0	0	0	0	0
Tache R.M.	8	4	0	0	0	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	303	180	50	143	399	736	1,376	1,455

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Winnipeg City	195	169	20	48	467	319	682	536
East St. Paul R.M.	3	7	0	0	0	0	3	7
Headingley R.M.	2	0	0	0	0	7	2	7
MacDonald R.M.	5	4	0	0	0	0	5	4
Ritchot R.M.	0	5	0	0	0	0	0	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	2	0	0	0	0	2	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	2	11	0	0	0	0	2	11
Tache R.M.	1	6	0	0	0	0	1	6
West St. Paul R.M.	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	212	205	20	48	467	326	699	579

Table 3.5: Completions by Submarket and by Intended Market
January - December 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,782	1,617	676	963	1,383	1,558	3,841	4,138
East St. Paul R.M.	40	44	8	0	0	0	48	44
Headingley R.M.	27	16	0	0	21	42	48	58
MacDonald R.M.	90	55	11	5	0	0	101	60
Ritchot R.M.	54	36	14	0	0	6	68	42
Rosser R.M.	2	3	0	0	0	0	2	3
St. Clements R.M.	34	67	0	0	0	0	34	67
St. Francois Xavier R.M.	1	1	0	0	0	0	1	1
Springfield R.M.	79	92	0	6	0	2	79	100
Tache R.M.	51	41	4	0	24	0	79	41
West St. Paul R.M.	36	40	0	0	0	0	36	40
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,196	2,012	713	974	1,428	1,608	4,337	4,594

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
December 2017	21	15.3	23	16.8	34	24.8	24	17.5	35	25.5	137	-	-
December 2016	23	19.2	37	30.8	34	28.3	13	10.8	13	10.8	120	-	-
Year-to-date 2017	317	21.1	339	22.6	380	25.3	201	13.4	265	17.6	1,502	425,000	433,637
Year-to-date 2016	290	21.3	464	34.1	263	19.3	156	11.5	187	13.8	1,360	397,500	418,473
East St. Paul R.M.													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	562,475
Year-to-date 2016	0	0.0	1	4.5	0	0.0	1	4.5	20	90.9	22	-	647,380
Headingley R.M.													
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	0	0.0	4	66.7	6	-	-
MacDonald R.M.													
December 2017	1	25.0	0	0.0	1	25.0	0	0.0	2	50.0	4	-	-
December 2016	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	-	-
Year-to-date 2017	23	28.0	5	6.1	13	15.9	13	15.9	28	34.1	82	450,000	448,666
Year-to-date 2016	14	21.5	1	1.5	15	23.1	9	13.8	26	40.0	65	-	462,837
Ritchot R.M.													
December 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
December 2016	0	0.0	6	85.7	0	0.0	0	0.0	1	14.3	7	-	-
Year-to-date 2017	16	34.0	22	46.8	2	4.3	0	0.0	7	14.9	47	-	401,805
Year-to-date 2016	4	16.7	17	70.8	0	0.0	0	0.0	3	12.5	24	-	-
Rosser R.M.													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	-	-
St. Francois Xavier R.M.													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
December 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
December 2016	1	11.1	2	22.2	2	22.2	4	44.4	0	0.0	9	-	-
Year-to-date 2017	4	8.9	22	48.9	7	15.6	8	17.8	4	8.9	45	-	413,006
Year-to-date 2016	5	11.6	9	20.9	16	37.2	6	14.0	7	16.3	43	-	432,555
Tache R.M.													
December 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
December 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	16	53.3	10	33.3	3	10.0	1	3.3	0	0.0	30	-	350,380
Year-to-date 2016	13	65.0	6	30.0	1	5.0	0	0.0	0	0.0	20	-	-
West St. Paul R.M.													
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	2	18.2	1	9.1	0	0.0	8	72.7	11	-	600,000
First Nations													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
December 2017	23	15.6	26	17.7	35	23.8	24	16.3	39	26.5	147	-	-
December 2016	27	18.5	46	31.5	37	25.3	19	13.0	17	11.6	146	-	-
Year-to-date 2017	378	21.7	399	22.9	405	23.3	224	12.9	335	19.2	1,741	425,000	436,671
Year-to-date 2016	331	21.2	501	32.1	298	19.1	173	11.1	256	16.4	1,559	400,000	424,842

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2017

Submarket	Dec 2017	Dec 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	-	-	n/a	433,637	418,473	3.6
East St. Paul R.M.	-	-	n/a	562,475	647,380	-13.1
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	-	n/a	448,666	462,837	-3.1
Ritchot R.M.	-	-	n/a	401,805	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	-	n/a	413,006	432,555	-4.5
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	-	-	n/a	436,671	424,842	2.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

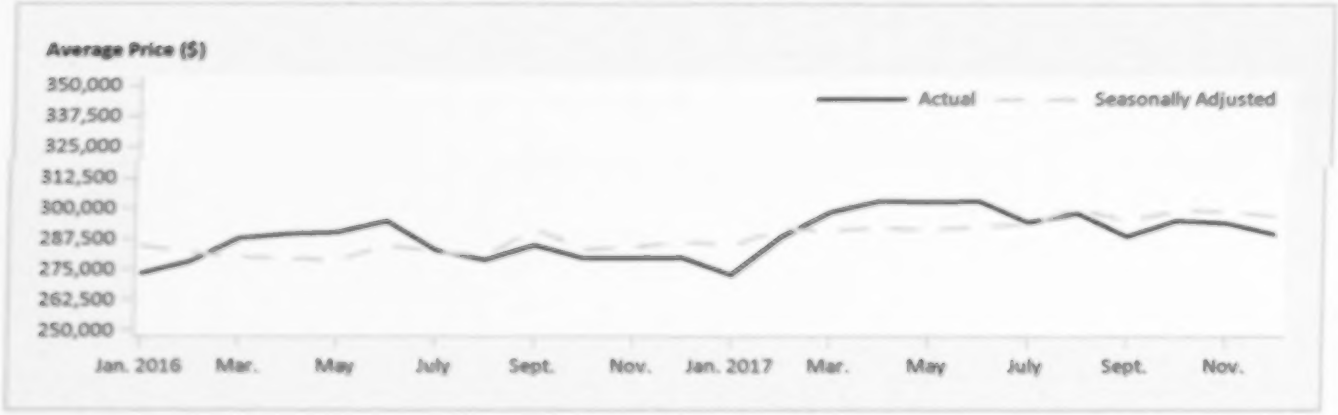


Figure 5.2: MLS® Residential Sales for Winnipeg

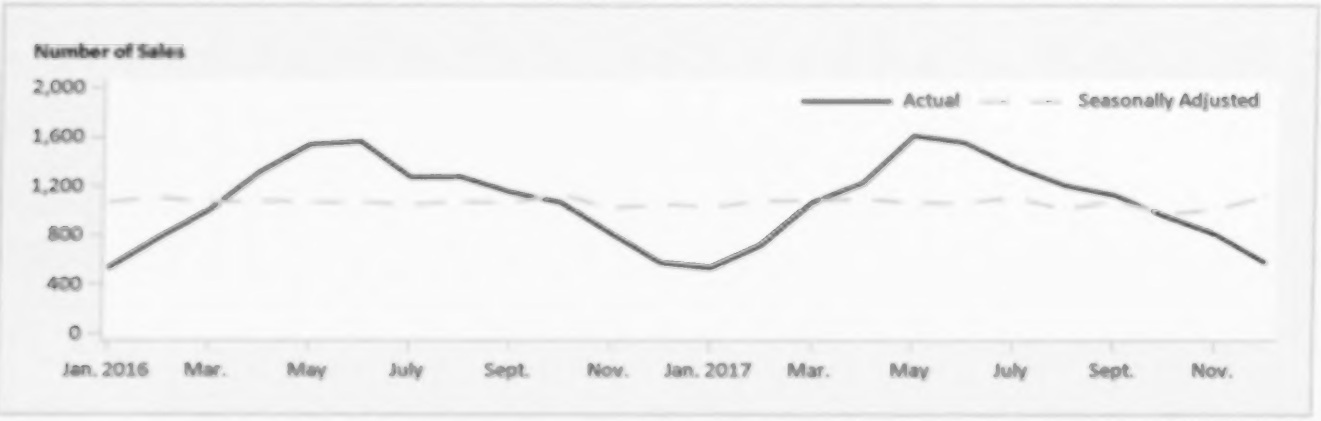
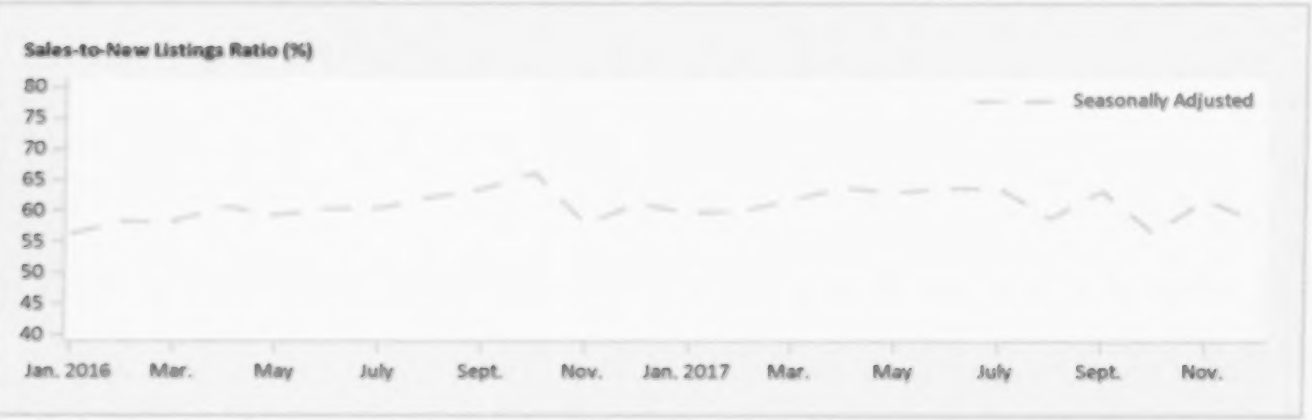


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
December 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64	101.3	130.1	426	6.3	67.8	886
	May	561	3.14	4.64	101.8	130.0	428	5.9	67.6	889
	June	561	3.14	4.64	102.2	129.9	430	5.8	67.8	887
	July	573	3.14	4.84	102.3	129.8	434	5.6	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.2	885
	September	575	3.09	4.89	102.9	130.6	435	5.5	68.0	886
	October	581	3.24	4.99	103.0	131.1	434	5.6	67.8	886
	November	581	3.24	4.99	103.2	131.7	433	5.7	67.7	884
	December	581	3.24	4.99		131.1	434	5.6	67.8	882

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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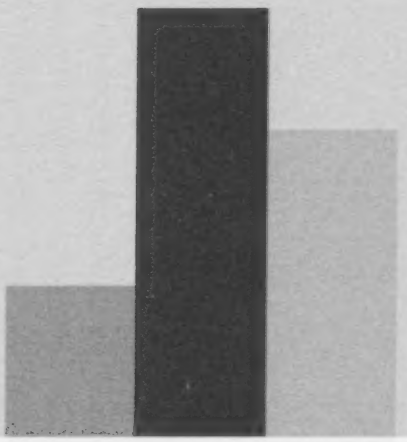

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